

Dexter Downtown Development Authority

JANUARY 21, 2021 <> 7:30AM

Virtual Meeting

MINUTES

1. Call to Order: Called to order at 7:30 AM on January 21, 2021 by Chairman Doug Finn.
2. Roll Call

Doug Finn – Attending remotely in the City of Dexter, Michigan

Don Darnell – Attending remotely from Dexter Township, Washtenaw County, Michigan

Mike Fitzpatrick – Attending remotely in the City of Dexter, Michigan

Carol Jones – Attending remotely in the City of Dexter, Michigan

Shawn Keough – Attending remotely in the City of Dexter, Michigan

Patrick Becker – Absent

Rich Bellas – Attending remotely in the City of Dexter, Michigan

Steve Brouwer - Absent

Karen Magdich – Attending remotely from Hamburg Township, Livingston County, Michigan

Phil Mekas – Absent

Fred Schmid – Attending remotely in Sylvan Township, Washtenaw County, Michigan

Randy Willis – Absent

Also in remote attendance: Michelle Aniol, Community Development Manager.

3. Approval of Minutes from the December 17, 2020 Regular Meeting

Motion Schmid; support Darnell to approve the minutes of the Regular Meeting of December 17, 2020 as presented with the following correction: under Mayor Keough's report, the taxes listed for Grandview Commons in the second bullet point should be changed to read taxable value.

Ayes: Darnell, Fitzpatrick, Jones, Keough, Bellas and Schmid,

Nays: None

Absent: Becker, Brouwer, Mekas and Willis

Abstain: Finn and Magdich

Motion postponed until the February meeting as there was not a sufficient number of voters to pass the motion.

4. Approval of Agenda:

Motion Darnell; support Fitzpatrick to approve the agenda as presented.

Ayes: Schmid, Magdich, Bellas, Keough, Jones, Fitzpatrick, Darnell and Finn

Nays: None

Absent: Willis, Mekas, Brouwer and Becker

Motion carries

5. Pre-arranged Audience Participation: None

6. Non-Arranged Citizen Participation: None

7. Treasurer's Report: *Treasurer Mike Fitzpatrick provided information on the January Treasurer's Report including a new line item that will track Covid-19 expenses. The following action was taken:*

- a. *January Invoices: Invoices from Sticker Mule for labels for Erratic Ales, Dexter's Pub, Aubree's and Beer Grotto in the amount of \$800.78; invoices from Hackney Hardware for Social District sign and tent supplies in the amount of \$224.59; invoice from Spartan Barricade for Social District Barricades in the amount of \$309.38; and invoice from Dexter Mill for Social District sign supplies in the amount of \$59.50 for a total amount of invoices for \$1,394.25.*

Motion Schmid; support Darnell to pay the January invoices presented in the amount of \$1,394.25.

Ayes: Finn, Keough, Magdich, Darnell, Fitzpatrick, Bellas, Schmid and Jones

Nays: None

Absent: Becker, Mekas, Brouwer and Willis

Motion carries

b. Treasurer's Report –December 2020

Motion Bellas; support Darnell to approve the January 2021 DDA Treasurer's Report.

Ayes: Schmid, Magdich, Bellas, Keough, Jones, Fitzpatrick, Darnell and Finn

Nays: None

Absent: Willis, Mekas, Becker, and Brouwer

Motion carries

8. Correspondence / Communications: None

9. Action Items:

a. DDA 2021-2026 CIP Project Review

Ms. Aniol explained items listed on the CIP 2021-2026 Project and Review included in the packet. She asked about what needs to be updated and changed. Comments included identifying project expenses as not determined rather than 2026 and beyond; identify numbers and expenditures for the year it will happen; change project cost detail in Project 1.01 to DDA contribution; update project 1.10 on possible extension of Jeffords; and need to update pictures for Projects 1.10 and 1.10.

Ms. Aniol will bring back the changes suggested and provide an update of the forecast budget.

10. Discussion and Updates - None

11. Reports:

a. Mayor– Shawn Keough

Mayor Keough includes his written report per packet and provided the following updates:

- *Happy New Year.*
- *Council kicked off the New Year with two Goal Setting sessions discussing communications and updating the new Council Members. We did have citizen participation in the sessions as well as discussion about materials included in the packet from a Council Member. We will be continuing with these sessions to help determine the budget. We still need to discuss facilities.*
- *Hoping to hear more about the Millennium Place project.*

b. Staff – Michelle Aniol

Ms. Aniol includes her written report per packet and provided the following updates:

- *In the Social Districts the tents are up along with decorative lights, tables and chairs. We have had a soft opening and hopefully MLCC will issue Social District permits for Dexter's Pub and Aubree's, so they can start to participate.*
- *Scio Township has completed a draft master Plan proposing a Gateway Sub Area and is looking for input from the City. The Sub Area, which is centered on Baker Road is looking at higher densities than are currently there. The township is not extending utilities to this area. Scio is looking for feedback on this draft plan. I see concerns with commercial businesses creeping up to the City limits and the effect it would have on downtown businesses, as well as those businesses on Dexter-Ann Arbor Road.*
- *There are three vacancies in the Downtown currently: Artistica, Family Barber and Ruby's Makery. There is one new business coming to 3170 Baker road – The Eve and Annie Boutique which is a women's clothing store. Dexter Print & Embroidery shop, which is currently in that location, will be moving to 8099 Main St, the former Red Brick building.*

12. Chairman's Report: *Next meeting – January 21, 2021*

13. Non-Arranged Citizen Participation: None

14. Adjournment

Motion Keough; support Darnell to adjourn at 8:30 AM.

Unanimous voice vote approval with Becker, Brouwer, Mekas and Willis absent.

Respectfully submitted,

Carol J. Jones, Secretary

Approved for filing, as presented: March 18, 2021